

ALTA / NSPS SURVEY

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment issued by Fidelity National Title Insurance Company, Title Commitment Order No. 9053696, date January 6, 2021. Where applicable, these instruments are shown on the survey (see SUMMARY TABLE). Aviom & Associates, Inc. did not research the public records for easements, rights-of-way, ownership or other instruments of record.
3. The land description shown hereon is in accord with the Title Commitment.
4. No underground improvements were located, above ground improvements are shown.
5. Bearing shown hereon are assumed based on the east line of said Parcel "A" having a bearing of S07°57'00"W.
6. Elevations indicated hereon are in feet and decimals referenced to the National Geodetic Vertical Datum of 1929 (NGVD 1929) and converted to the North American Vertical Datum of 1988 (NAVD 1988). The datum was converted from NGVD 1929 to NAVD 1988 utilizing the U.S. Army Corps of Engineers Program for Windows, Version 6.0.1. The model value of (-)1.57 was added algebraically to the NGVD 1929 height.
7. Benchmark Description: Broward County Engineering Department Benchmark No. 2973, Elevation = 10.01 (NGVD 1929) 8.44 (NAVD 1988).
8. The entire property described hereon lies within Flood Zone X and Zone AH, Base Flood elevation 10, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Panel No. 12011 C 0188 H, dated 08/18/2014.
9. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
10. Tree Table shown hereon was supplied by client. Location by Aviom & Associates.
11. Abbreviation Legend: ALTA = American Land Title Association; ASPH. = Asphalt; B.C.R. = Broward County Records; B.M. = Benchmark; C. = Centerline; CONC. = Concrete; EL. = Elevation; F.B. = Field Book; ID. = Identification; INST = Instrument; L.B. = Licensed Business; LOP = Less-Out Parcel; NAVD = North American Vertical Datum; NGVD = National Geodetic Vertical Datum; NSPS = National Society of Professional Surveyors; O.R.B. = Official Records Book; OW = Overhead Wires; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; S.F. = Square Feet; TYP. = Typical; W/CAP = With Surveyors Cap.

LAND DESCRIPTION:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13, and a portion of Parcel 'A', Block 10, CRESTHAVEN No. 8, according to the Plat thereof recorded in Plat Book 44, Page 8 of the Public Records of Broward County, Florida, being more fully described as follows:

Beginning at the southeast corner of said Parcel "A"; thence North 89°59'15" West, on the south line of said Parcel "A", and on the south line of said Lot 13, a distance of 464.49 feet to the southwest corner of said Lot 13; thence North 07°57'00" East on the west line of said Lots 13, 12 and 11, a distance of 198.90 feet to the northwest corner of said Lot 11; thence South 89°59'15" East on the north line of said Lot 11, a distance of 64.49 feet; thence North 07°57'00" East on the west line of said Lots 10, 9, 8, 7, 6, 5, 4, 3, 2 and 1, a distance of 672.42 feet to the northwest corner of Lot 1; thence South 89°59'15" East, on the north line of Lot 1, and the north line of said Parcel "A", a distance of 400.00 feet to the northeast corner of said Parcel "A"; thence South 07°57'00" West, on the East line of said Parcel "A", a distance of 871.32 feet to the Point Of Beginning.

LESS AND EXCEPT that portion of the property conveyed by Freedom Properties, L.P., to State of Florida Department of Transportation on March 31, 1997, by Warranty Deed recorded in Official Records Book 26356, Page 549, on May 1, 1997, legally described as: That part of Parcel "A" as shown on the Plat of CRESTHAVEN NO. 8, as recorded in Plat Book 44, Page 8 of the Public Records of Broward County, Florida, lying in the northwest quarter (NW ¼) of Section 19, Township 48 South, Range 43 East, Broward County, Florida, said part being more particularly described as follows:

Commence at the northwest corner of said Parcel "A"; thence N 88°55'43" E, along the southerly existing right-of-way line for Northeast 33rd Street, also being the northerly line of said Parcel "A", a distance of 68.840 meters (225.84 feet) to a Point of Beginning; thence continue N 88°55'43" E, along said southerly existing right-of-way line, a distance of 22.600 meters (74.15 feet); thence S 06°51'23" W, along the westerly existing right-of-way line for State Road 5 (US 1 - Federal Highway), a distance of 5.500 meters (18.04) feet; thence N 55°03'03" W, a distance of 5.862 meters (19.23 feet); thence S 88°55'43" W, a distance of 15.100 meters (49.54 feet); thence N 46°04'17" W, a distance of 2.828 meters (9.28 feet) to the Point of Beginning.

AND LESS AND EXCEPT the lands conveyed to the City of Pompano Beach by the Quit Claim Deed recorded at Official Records Instrument No. 114149533 of the Public Records of Broward County, Florida.

AND LESS AND EXCEPT the following described parcel, being a portion of Lots 1, 2, 3 and 4, Block 10 and a portion of Parcel "A" of CRESTHAVEN NO. 8, according to the Plat thereof as recorded in Plat Book 44, Page 8 of the Public Records of Broward County, Florida, being fully described as follows:

Commence at the northeast corner of said Parcel "A"; thence South 07°57'00" West, along the west right-of-way line of U.S. Highway No. 1, a distance of 18.05 feet to the Point Of Beginning; thence continue South 07°57'00" West, along said west right-of-way line, a distance of 271.95 feet; thence North 82°03'00" West, a distance of 321.89 feet; thence North 07°57'00" East, a distance of 245.12 feet to a point on the south right-of-way line of NE 33rd Street; thence for the following 4 courses and distances along said south right-of-way line, South 89°59'15" East, a distance of 250.85 feet; thence South 44°59'15" East, a distance of 9.28 feet; thence South 89°59'15" East, a distance of 49.54 feet; thence South 53°57'26" East, a distance of 19.23 feet to the Point of Beginning.

Said lands lying in the City of Pompano Beach, Broward County, Florida and containing 270,241 square feet (6.2039 acres) more or less.

NET AREA = 270,241 SQUARE FEET (6.2039 ACRES)

HALF ADJACENT
RIGHT-OF-WAY AT
FEDERAL HIGHWAY = 40,692 SQUARE FEET (0.9342 ACRES)

GROSS AREA = 310,933 SQUARE FEET (7.1380 ACRES)

CERTIFIED TO: Fidelity National Title Insurance Company, Greenberg Traurig, P.A. and Falcone & Associates, LLC.

CERTIFICATION:

THIS IS TO CERTIFY that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10a, 13, 14 and 19 of Table A thereof.

Date: 4/8/2021

JOHN T. JOGAN, P.L.S.
Florida Registration No. 4403
AVIOM & ASSOCIATES, INC.
L.B. No. 3300

AVIOM & ASSOCIATES, INC.
SURVEYING & MAPPING
60 S.W. 7th AVENUE SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / WWW.AVIOM.SURVEY.COM



REVISIONS	DATE	F.B./PG.	BY	CD	REVISIONS	DATE	F.B./PG.	BY	CD
1	07/27/2014	01	W.E.	J.T.D.	1	07/27/2014	01	W.E.	J.T.D.
2	07/27/2014	01	W.E.	J.T.D.	2	07/27/2014	01	W.E.	J.T.D.
3	07/27/2014	01	W.E.	J.T.D.	3	07/27/2014	01	W.E.	J.T.D.
4	07/27/2014	01	W.E.	J.T.D.	4	07/27/2014	01	W.E.	J.T.D.
5	07/27/2014	01	W.E.	J.T.D.	5	07/27/2014	01	W.E.	J.T.D.
6	07/27/2014	01	W.E.	J.T.D.	6	07/27/2014	01	W.E.	J.T.D.
7	07/27/2014	01	W.E.	J.T.D.	7	07/27/2014	01	W.E.	J.T.D.
8	07/27/2014	01	W.E.	J.T.D.	8	07/27/2014	01	W.E.	J.T.D.
9	07/27/2014	01	W.E.	J.T.D.	9	07/27/2014	01	W.E.	J.T.D.
10	07/27/2014	01	W.E.	J.T.D.	10	07/27/2014	01	W.E.	J.T.D.

ALTANSPS LAND TITLE SURVEY
PORTION OF PARCEL "A" & BLOCK 10
CRESTHAVEN NO. 8
(P.B. 44, PG. 8, B.C.R.)
POMPAÑO BEACH
BROWARD COUNTY, FLORIDA

1" = 40'
06/13/2021
DATE
BY: W.E.
CHECKED: J.T.D.
F.B. 1683 PG. 5-24
SHEET: 1 OF 2

TREE SUMMARY TABLE					
TREE #	COMMON NAME	BOTANICAL NAME	DBH (INCHES)	HEIGHT (FEET)	SPREAD
1	LIVE OAK	QUERCUS VIRGINIANA	4	12	12
2	LIVE OAK	QUERCUS VIRGINIANA	12	23	27
3	LIVE OAK	QUERCUS VIRGINIANA	11	25	18
4	LIVE OAK	QUERCUS VIRGINIANA	11	25	17
5	LIVE OAK	QUERCUS VIRGINIANA	14	21	16
6	LIVE OAK	QUERCUS VIRGINIANA	10	12	8
7	LIVE OAK	QUERCUS VIRGINIANA	11	9	12
8	LIVE OAK	QUERCUS VIRGINIANA	12	22	19
9	LIVE OAK	QUERCUS VIRGINIANA	15	23	25
10	LIVE OAK	QUERCUS VIRGINIANA	29	22	19
11	LIVE OAK	QUERCUS VIRGINIANA	12	23	20
12	SILVER BUTTONWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	10	17	12
13	SILVER BUTTONWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	24	18	18
14	LIVE OAK	QUERCUS VIRGINIANA	13	21	18
15	LIVE OAK	QUERCUS VIRGINIANA	16	21	30
16	LIVE OAK	QUERCUS VIRGINIANA	17	23	30
17	LIVE OAK	QUERCUS VIRGINIANA	13	22	25
18	LIVE OAK	QUERCUS VIRGINIANA	12	19	20
19	SILVER BUTTONWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	8	18	12
20	GRAPE MYRTLE	LAGERSTROEMIA SPP.	10	16	9
21	GRAPE MYRTLE	LAGERSTROEMIA SPP.	12	16	9
22	GRAPE MYRTLE	LAGERSTROEMIA SPP.	10	16	9
23	GUMBO LIMBO	BURSERA SIMARUBA	4	12	4
24	SILVER BUTTONWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	7	9	7
25	SILVER BUTTONWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	11	11	15
26	LIVE OAK	QUERCUS VIRGINIANA	9	17	14
27	LIVE OAK	QUERCUS VIRGINIANA	15	20	25
28	LIVE OAK	QUERCUS VIRGINIANA	14	24	28
29	LIVE OAK	QUERCUS VIRGINIANA	11	18	22
30	GUMBO LIMBO	BURSERA SIMARUBA	8	18	18
31	GUMBO LIMBO	BURSERA SIMARUBA	6	15	14
32	GUMBO LIMBO	BURSERA SIMARUBA	9	12	14
33	QUEEN PALM	SYAGRUS ROMANZOFFIANA	8	10CT 120A	5
34	LIVE OAK	QUERCUS VIRGINIANA	3	12	7
35	BLACK OLIVE	BUCIDA BUCERAS	15	30	40
36	BLACK OLIVE	BUCIDA BUCERAS	25	37	55
37	BLACK OLIVE	BUCIDA BUCERAS	14	23	22
38	BLACK OLIVE	BUCIDA BUCERAS	22	45	60
39	BLACK OLIVE	BUCIDA BUCERAS	23	35	65
40	LIVE OAK	QUERCUS VIRGINIANA	28	36	50
41	BLACK OLIVE	BUCIDA BUCERAS	29	35	40
42	LIVE OAK	QUERCUS VIRGINIANA	28	36	45
43	BLACK OLIVE	BUCIDA BUCERAS	11	24	25
44	BLACK OLIVE	BUCIDA BUCERAS	10	21	18
45	BLACK OLIVE	BUCIDA BUCERAS	4	23	10
46	BLACK OLIVE	BUCIDA BUCERAS	6	20	12
47	BLACK OLIVE	BUCIDA BUCERAS	16	20	15
48	BLACK OLIVE	BUCIDA BUCERAS	20	20	20

TREE SUMMARY TABLE					
TREE #	COMMON NAME	BOTANICAL NAME	DBH (INCHES)	HEIGHT (FEET)	SPREAD
49	SABAL PALM	SABAL PALMETTO	12	10CT 170A	11
50	BLACK OLIVE	BUCIDA BUCERAS	27	36	30
51	BLACK OLIVE	BUCIDA BUCERAS	14	18	15
52	BLACK OLIVE	BUCIDA BUCERAS	11	19	17
53	BLACK OLIVE	BUCIDA BUCERAS	16	27	30
54	BLACK OLIVE	BUCIDA BUCERAS	40	30	45
55	BLACK OLIVE	BUCIDA BUCERAS	18	34	35
56	SABAL PALM	SABAL PALMETTO	11	18CT 230A	12
57	MAHOGANY	SWietenia MAHAGONI	17	24	20
58	MAHOGANY	SWietenia MAHAGONI	8	18	14
59	MAHOGANY	SWietenia MAHAGONI	33	37	65
60	BLACK OLIVE	BUCIDA BUCERAS	25	24	40
61	SABAL PALM	SABAL PALMETTO	8	5CT 160A	14
62	BLACK OLIVE	BUCIDA BUCERAS	30	40	40
63	BLACK OLIVE	BUCIDA BUCERAS	17	35	30
64	BLACK OLIVE	BUCIDA BUCERAS	15	37	35
65	MAHOGANY	SWietenia MAHAGONI	9	14	10
66	BLACK OLIVE	BUCIDA BUCERAS	13	24	22
67	BLACK OLIVE	BUCIDA BUCERAS	22	36	30
68	GUMBO LIMBO	BURSERA SIMARUBA	4	14	8
69	BLACK OLIVE	BUCIDA BUCERAS	18	28	22
70	CHRISTMAS PALM (DOUBLE)	VEITCHIA MERRILLII	6	7CT 100A	6
71	CHRISTMAS PALM (DOUBLE)	VEITCHIA MERRILLII	6	7CT 100A	6
72	WASHINGTONIA PALM	WASHINGTONIA ROBUSTA	13	29CT 360A	14
73	QUEEN PALM	SYAGRUS ROMANZOFFIANA	7	14CT 190A	8
74	WASHINGTONIA PALM	WASHINGTONIA ROBUSTA	12	30CT 380A	14
75	WASHINGTONIA PALM	WASHINGTONIA ROBUSTA	14	30CT 380A	14
76	LIVE OAK	QUERCUS VIRGINIANA	3	15	7
77	LIVE OAK	QUERCUS VIRGINIANA	4	16	9
78	LIVE OAK	QUERCUS VIRGINIANA	4	16	9
79	LIVE OAK	QUERCUS VIRGINIANA	3	15	7
80	SILVER BUTTONWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	5	10	8
81	SILVER BUTTONWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	8	10	10
82	SILVER BUTTONWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	4	10	10
83	PITCH APPLE	CLUSIA ROSEA	6	12	14
84	LIVE OAK	QUERCUS VIRGINIANA	4	18	9
85	LIVE OAK	QUERCUS VIRGINIANA	3	16	8
86	LIVE OAK	QUERCUS VIRGINIANA	3	18	9
87	GUMBO LIMBO	BURSERA SIMARUBA	10	20	14
88	GREEN BUTTONWOOD	CONOCARPUS ERECTUS	8	20	14
89	GREEN BUTTONWOOD	CONOCARPUS ERECTUS	6	17	15
90	GREEN BUTTONWOOD	CONOCARPUS ERECTUS	7	17	14
91	SILVER BUTTONWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	3	12	9
92	SILVER BUTTONWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	3	12	8
93	SILVER BUTTONWOOD	CONOCARPUS ERECTUS VAR. SERICEUS	3	12	7
94	LIVE OAK	QUERCUS VIRGINIANA	3	15	7
95	LIVE OAK	QUERCUS VIRGINIANA	3	13	7

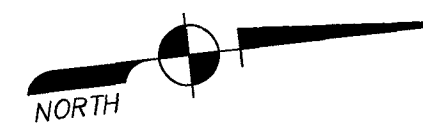
NOT VALID WITHOUT
SHEETS 1 AND 2

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P220-05000003
10/27/21

P&Z
P220-05000003
9/22/21

ALTA / NSPS SURVEY

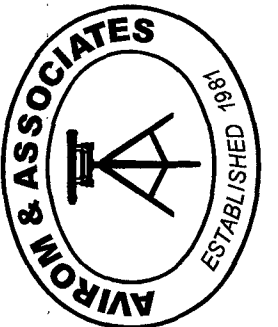
0 40 80
GRAPHIC SCALE IN FEET
Scale: 1" = 40'



LEGEND

- BACK FLOW PREVENTOR VALVE
- BOLLARD
- CABLE TELEVISION RISER
- CATCH BASIN
- CLEAN OUT
- CONCRETE LIGHT POLE
- CONCRETE UTILITY POLE
- CONCRETE UTILITY POLE WITH LIGHT
- CROSSWALK SIGNAL POLE
- CURB INLET
- DOUBLE DETECTOR CHECK VALVE
- DRAINAGE MANHOLE
- ELECTRIC RISER
- ELECTRIC OUTLET
- ELECTRIC SERVICE BOX
- ELECTRIC RISER
- FIRE HYDRANT
- GAS METER
- GREASE TRAP
- GUY ANCHOR
- IRRIGATION CONTROL BOX
- METAL LIGHT POLE
- SIAMSE CONNECTION
- SIGN
- TELEPHONE MANHOLE
- TRAFFIC LIGHT SUPPORT POLE
- TRAFFIC SIGNAL SERVICE BOX
- TREE NUMBER
- UNDERGROUND GAS MARKER
- UNKNOWN UTILITY SERVICE BOX
- VAULT
- WATER METER
- WATER VALVE
- WOOD UTILITY POLE
- WOOD UTILITY POLE WITH LIGHT
- YARD DRAIN
- EXCEPTION NUMBER (TYPICAL)

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
90 S.W. 2nd Avenue, Suite 102
Boca Raton, Florida 33432
(561) 392-2554 / www.aviromsurvey.com



ESTABLISHED 1981

AVIROM & ASSOCIATES, INC. is an equal opportunity employer and does not discriminate on the basis of race, sex, age, religion, or national origin in its employment practices.

DATE: 11/13/2021

BY: J.T.D.

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DATE: 11/13/2021

BY: J.T.D.

NOTE
ELEVATIONS SHOWN HEREON
ARE BASED ON THE NORTH
AMERICAN VERTICAL DATUM OF 1988
(NAVD 88)

P&Z

10/27/21

NOT VALID WITHOUT
SHEETS 1 AND 2

12-20-05000-033

9/22/21

1" = 40'

DATE: 11/13/2021

BY: J.T.D.

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